

LIFE *at home*

SPRING 2015

A SHOWCASE OF CANADIAN LIVING

Inside

JUSTIN & COLIN
BIG STYLE KITCHENS
CHERYL TORRENUOVA

HALIFAX

CANADA'S SEASIDE
PLAYGROUND

STUNNING SEACOAST MEETS CITY SKYLINES

Century 21
CANADA



Design by the Rules

It's springtime and everybody's in the renovating spirit. While it is common for homeowners to feel the need to overhaul their entire home, signing on for a total overhaul can be overwhelming. Choosing to take on smaller projects can still give you the satisfaction of achieving a beautiful renovation without consuming too much of your time, energy and money.

Start with creating a wish list for all of your desired home renovation projects, then prioritize by listing your top three most important projects. Most of the time, the top priorities for homeowners tend to be kitchens, bathroom, flooring and painting. These four projects will surely add the most value to your home. Having worked with many reputable

realtors throughout my career and having designed for HGTV's Income Property for nine years, I know first hand that kitchens and bathrooms are the top projects that any homeowner should consider to increase the value of their home.

KITCHENS AND BATHROOMS

Whether you are going to tear it all out, or give your space a fresh update, the first thing to consider is layout. Ask yourself if the current layout is working for you. As always, it's wise to consult with an interior designer as they can offer expert advice on how to properly plan alternative options for your kitchen or bathroom and give you a layout that will provide proper flow and function based on your lifestyle. Once your layout is established, look for finishes and materials that will stand the test of time; pick colours that are elegant and appealing to a wide variety of tastes. When in doubt, white cabinetry is a classic choice and won't become outdated. Marble floors and countertops are an investment that will always pay for themselves. For a low cost but high impact update, pick some smart ceramic tiles for your walls and keep it classic with timeless chrome fixtures.

PAINT

Nothing says fresh like a new coat of paint, and it's recommended that a house should be refreshed every 5-7 years. If you are trying to sell, update or simply impress, a new coat of paint will go a long way. The once popular beige has now been replaced by a new





trendy colour called 'greige'. The key to picking the right grey is to ensure it has a warm undertone. Usually a brown undertone is a sure bet to guarantee that your colour doesn't feel too concrete-like.

LIGHTING

Bringing in a key light fixture is a quick fix that will create a lot of drama. Light fixtures not only add sparkle to a room but also make the space feel warm and inviting. When selling a home, chandeliers can really elevate the look of your space and impress potential home buyers.

FLOORS

Updating your hardwood floors and tiles is a guaranteed investment

to make your property look like new. Consult with a designer or contractor to ensure that you understand the difference between solid wood, engineered and laminate floors. Choose colors wisely as trends come and go quickly, as in the case with reddish toned woods that have now become less desirable to homebuyers. Medium brown and dark brown woods are still the right choice for a classic home, while whitewashed and natural oak floors are hot for modern and contemporary properties.

Whether you are ready to tackle a small renovation or a large overhaul, always research the project you wish to undertake prior to starting. Consider consulting with the right experts to get everything structured before you get started as it will help save you time, money and aggravation.

Toronto-based celebrity and award winning designer Dvira Ovadia Principal of Dvira Interiors is known for her appearances and design work on various HGTV shows. Dvira and her team uses their profound understanding of design to create stylishly smart spaces. Servicing clientele throughout Ontario & GTA.
www.dvira.com @DVIRAdesigner